

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: The Palms of Las Olas, Inc.
Site Review
1760 E. Las Olas Blvd.

Case #: 01-R-02

Date: 1/8/02

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The dock and slips indicated on the architectural site plan (A-1) should be dimensioned per Section 47-19.3. A separate engineering permit is required for the construction of these facilities.
3. A cross-section shall be provided for the right of way construction, including the addition of a 5 foot wide public walk placed along the right of way line. The cross sectional detail shall indicate swale regrading per Detail P2.1 available from the Engineering Department.
4. A door opens into space number one indicated on Sheet A-1. Please address this problem.
5. An inadequate back out aisle is provided for space numbers 3 and 4. A twenty-four (24) foot wide aisle must be provided per Section 47-20.11 ULDR.
6. Please provide a completed utility design drawing prior to final DRC authorization.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: The Palms of Las Olas

Case #: 01-R-02

Date: 01-08-02

Comments:

- 1) Sprinkler and standpipe systems required at permit.
- 2) Flow test required
- 3) Dock fire hose cabinets required if 3806 of SFBC is adopted by the new code.
- 4) Civil plans required showing FDC, DDC and fire main.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: The Palms of Las Olas, Inc

Case #: 01-R-02

Date: January 8, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: The Palms of Las Olas Inc.

Case #: 01-R-02

Date: 01-08-02

Comments:

1. Verify that the 35% site landscape area requirement is met. Landscape area is defined as planted area at grade maintained by an irrigation system.
2. Add rain sensor requirement to irrigation note.
3. Make sure that all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan.

Verify that plant material in the 25' sight triangle is maintained so that there is nothing that obstructs visibility between 30" and 8'.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: The Palms of Las Olas, Inc.

Case #: 1-R-02

Date: January 8, 2002

Comments:

Request: Site Plan Level III Review for a 5-story, 6-unit townhouse on a waterway. Yard modification is required.

1. A separate application and fee is required for Planning & Zoning Board submittal.
2. Provide a point-by-point narrative explaining how this proposal meets the criteria for waterway uses (ULDR Sec. 47-23.8).
3. Provide a revised survey that shows existing building on site. The survey submitted does not include it. Also, verify whether or not the property corners along the canal are located in the water.
4. Provide a note on the site plan: "No Live-a-boards Allowed. Docks are for use of upland residents only.
5. Provide dimensions of the proposed boat slips on the site plan.
6. Provide dimensions of the waterway (Bentono Canal) on the site plan. In addition, show the distance between the two seawall locations at both corners of the property.
7. Discuss provision of a sidewalk along Botona Avenue with engineering representative.
8. All listings of the term "condominium" in this application shall be revised to "multi-family."
9. Provide all elevations. This submittal contains only the north and east elevations. Label elevations north, south, east and west.
10. Provide a cross-section through the dock and seawall. Will changes be made to the existing seawall?
11. Define the elevation of grade on all elevations.

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12. Discuss curbing of entrance radii with engineering representative.
13. Provide a detail of proposed wall.
14. Discuss dock regulations with zoning representative.
15. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal (if applicable) .
16. Provide a copy of the most current recorded plat and amendments, for the proposed site.
17. In the data table on the site plan, indicate the required and all proposed setbacks for the project. Any request to modify the setbacks are to be noted on the site plan.
18. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
19. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
20. Additional Comments may be forthcoming.

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Division: Police

Member: Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: The Palms of Las Olas, Inc.

Case #: 01-R-02

Date: January 8, 2002

Comments:

How will access to the lobby and the elevator be controlled?

What type of perimeter control has been planned?

Stairs should be utilized primarily for egress.

How will access from the dock to the property line/bldg. be controlled?

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Division: Redevelopment Services/
J. Hart
Marine Facilities

Member: Chuck Adams/

Project Name: Palms of Las Olas, Inc.

Case No. 01-R-02

Date: January 8, 2002

Comments:

If the proposed finger piers do not extend more than 20' into the waterway from the property line (ULDR Section 47.19.3(b)) and there are no pilings extending more than 25' into the waterway from the property line (ULDR Section 47.19.3 (c)), then a waiver of distance limitation is not required (ULDR Section 47.19.3 (d)). Our review would indicate that a waiver may not be required, but we are requesting that the applicant furnish a survey of the over-all width of the canal given that a portion of the property line extends into the canal and the City has no platted records to confirm the over all width of the waterway at this section of the canal according to City Surveyor files.

For additional information contact:

Jamie Hart
Supervisor of Marine Facilities
101 NE 3 Avenue
Fort Lauderdale, FL 33301
954-828-5423

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: The Palms of Las Olas Inc.

Case #: 01-R-02

Date: 1/8/02

Comments:

1. Planning and Zoning Board review and approval required for Waterway Use and Yard modifications for the building and pool in accordance with section 47-23.8 and 47-23.11. Provide a narrative outlining the proposed project's compliance with the criteria for yard modifications and waterway use.
2. Properties abutting a waterway, no opaque fence or wall shall be permitted to exceed thirty (30) inches as measured in accordance with subsection I when located within ten (10) feet of the edge of the waterway as required in section 47-19.5.A.2.b. Dimension setback of the site wall from the wet-face of the seawall.
3. Discuss site circulation, dead-end parking and handicap parking space being located in the required twenty-five (25) foot sight triangle.
4. Provide canal and dock width for compliance with section 47-19.3.B.
5. Are live-a-boards proposed for this development site?
6. Dimension balconies on all floors and provide the percentage of façade not to exceed twenty (20%) percent of the total length of each façade in accordance with section 47-19.2.B.
7. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
8. Discuss location of handicap parking spaces with applicant as to compliance with the Florida Accessibility Code.
9. Provide height of building from grade as defined in section 47-2.
10. Additional comments may be forthcoming at DRC meeting.